157.0	0004	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,400 / 781,400
					USE VALUE:	781,400 / 781,400
					ASSESSED:	781,400 / 781,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORD JOHN M & CATHLEEN T
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	181 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FORD JOHN M & CATHLEEN T -
Owner 2:	-
Street 1:	181 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Wood Shingle Exterior and 2524 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	350,000	900	430,500	781,400
Total Card	0.149	350,000	900	430,500	781,400
Total Parcel	0.149	350,000	900	430,500	781,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.59 /Parcel: 309.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104611

GIS Ref

GIS Ref

Insp Date 06/30/18

!12303!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0004-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	350,000	900	6,500.	430,500	781,400		Year end	12/23/2021
2021	101	FV	339,300	900	6,500.	430,500	770,700		Year End Roll	12/10/2020
2020	101	FV	339,300	900	6,500.	430,500	770,700	770,700	Year End Roll	12/18/2019
2019	101	FV	262,400	1000	6,500.	430,500	693,900	693,900	Year End Roll	1/3/2019
2018	101	FV	271,100	1000	6,500.	362,900	635,000	635,000	Year End Roll	12/20/2017
2017	101	FV	271,100	1000	6,500.	332,100	604,200	604,200	Year End Roll	1/3/2017
2016	101	FV	271,100	1000	6,500.	282,900	555,000	555,000	Year End	1/4/2016
2015	101	FV	255,900	1000	6,500.	246,000	502,900	502,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:20:05

LAST REV

Date	Time
08/28/18	12:38:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12303

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORD JOHN M & C	71309-451	1	7/13/2018	Convenience	10	No	No		
	14772-290		10/1/1982		104,000	No	No		Y

USER DEFINED

Prior Id # 1:	104611
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	189	PATRIOT
12/15/2008	Measured	345	PATRIOT
2/12/2000	Inspected	263	PATRIOT
12/1/1999	Measured	268	PATRIOT
7/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	7									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,498	Spl Credit		Total:	430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06600630
Const Adj.:	1.00489950
Adj $ / SQ:	139.260
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507307
Depreciation:	157265
Depreciated Total:	350042

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

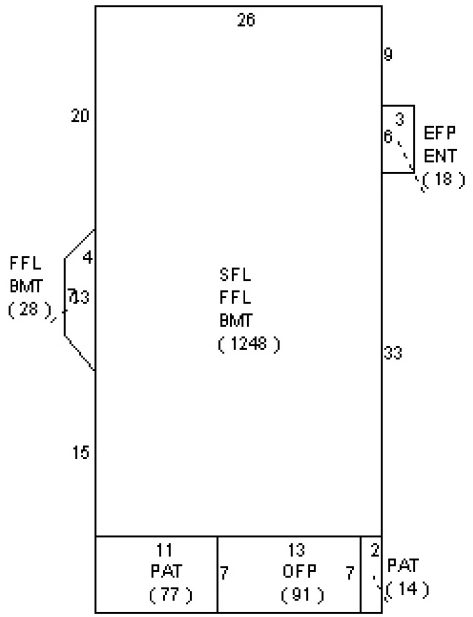
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.26
Special Features:	0	Val/Su Net:	87.11
Final Total:	350000	Val/Su SzAd	138.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,276	41.780	53,309
FFL	First Floor	1,276	139.260	177,696
SFL	Second Floor	1,248	139.260	173,796
OFP	Open Porch	91	34.800	3,167
PAT	Patio	91	6.030	549
EFP	Enclos Porch	18	72.960	1,313
ENT	ENTRY	18	26.530	478
	Net Sketched Area:	4,018	Total:	410,308
Size Ad	2524	Gross Area	4018	FinArea 2524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0004-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	250	G	AV	1993	4.69	T	20.8	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc